



## CENTRAL VALLEY LOW INCOME HOUSING CORP.

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To: The chair and members of the Stockton Planning Commission  
Re: Draft Housing Element

Central Valley Low Income Housing Corp. is a nonprofit that provides housing assistance to homeless families and individuals throughout San Joaquin County, and especially in Stockton.

After reviewing the Housing Element draft before you this week, it is our opinion that several improvements should be suggested by the Planning Commission to create a Housing Element that better addresses the need for housing within the City of Stockton. Those include:

- **Adoption of an Inclusionary Housing policy.**

Proposed language (to add as a section to HE-3): The City of Stockton shall adopt an Inclusionary Housing policy prior to 2018 that requires new developments within the city of 20 units or more to provide at least 15 percent of the units in that development at a rate considered “affordable” to “low-income households,” both as defined by the federal Department of Housing and Urban Development. Projects that do not set aside the required number of “affordable” units shall pay an in-lieu fee that shall be used by the City or nonprofit developers to construct affordable units within the City of Stockton. Only for-sale units are subject to this Inclusionary Housing policy.

Reason for language: This policy would help address the neglected issue of affordable housing within Stockton. Residents of all income levels — but especially those with low-, very low-, and extremely low-incomes — are being squeezed by a lack of affordable housing within Stockton, as local development of the past 30 years has focused almost exclusively on market-rate, single-family housing. The market has failed to meet this pressing need in Stockton, and so an Inclusionary Housing policy is appropriate to address this need.

- **Adoption of language supporting development of multi-family housing.**

Proposed language (to add to HE-2.3): The City of Stockton shall encourage the development of multi-family housing within the city, and will adopt specific policies to achieve this goal.

Reason for language: This general policy would help address the lack of multi-family development in Stockton. The focus of development in Stockton’s recent past has been on single-family housing, while relatively few multi-family housing units have been created. This has caused a massive imbalance in the city’s housing stock, as many residents cannot afford single-family housing either as purchaser or renter. As with affordable housing, the market has failed to meet this pressing need in Stockton, so a multi-family housing policy is appropriate to address this need.

Our organization urges you to direct staff to add these policies to the Housing Element the Planning Commission will recommend for the City Council’s approval. Thank you sincerely for your consideration of these important issues.

~ Jon Mendelson  
CVLIHC, associate director